



**PLANNING  
BOARD**

August 20, 2018

Kandy Lavallee  
Town Clerk  
30 Providence Road  
Grafton, MA 01519

Re: Request for Minor Modification (SPA 2015-1)  
Sargon Realty, LLC – 198 Worcester Street, Grafton, MA

Dear Mrs. Lavallee,

At a special meeting on Monday, July 30, 2018, the Planning Board considered the request for a minor modification to the above referenced location and Site Plan Approval as detailed in correspondence to the Planning Board dated July 19, 2018 from Michael W. Sowyrda, P.C., One Mercantile Street, Suite 540, Worcester, MA 01608 representing the Applicant Sargon Realty, LLC. A copy of all the submitted material is available at the Planning Department.

Sargon Realty, LLC proposes the substitution of a site plan clarifying the amount of parking spaces existing and required for their one hundred and fifty-three (153) seat restaurant. The substitute plan shows the required eighty-seven (87) parking spaces as required by the Grafton Zoning Bylaw, by using sixty-six (66) parking spaces on site, eight (8) spaces by an Easement on 202 Worcester Street and fourteen (14) parking spaces by a licensing agreement with 204 Worcester Street of which Sargon Realty, LLC is also the owner. This brings the total parking spaces available to eighty-eight (88) spaces.

After review of the submitted testimony the Planning Board voted unanimously to grant the changes as a minor modification to the above referenced Site Plan Approval in accordance with the provisions of Section 1.3.3.10 of the Grafton Zoning Bylaw. All other conditions of the referenced Special Permit remain in full force and effect.

Sincerely,

Joseph Laydon  
Town Planner

cc: Applicant/Owner, Building Inspector, Graves Engineering

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